

FARMINGTON CITY PLANNING COMMISSION

Thursday, June 26, 2008

PLANNING COMMISSION STUDY SESSION

Present: Chairman Kevin Poff, Commission Members Randy Hillier, Rick Wyss, Craig Kartchner, John Bilton, Paul Barker, Alternate Planning Commissioner Jim Young, Assistant City Planner Glenn Symes, City Planner David Petersen and Recording Secretary Jenny Slabaugh. Planning Commissioner Steven Andersen was not in attendance.

Chairman Poff began the discussion at 6:33 p.m. The following items were reviewed:

(Agenda Item#5): Symphony Homes - (Public Hearing) – Applicant is requesting a zone change from AE (Agricultural Estates) to R (Residential) for 4.63 acres of property located at 40 East 700 South and Schematic Plan Approval for a ten lot conservation subdivision on the same property. The proposed subdivision is known as the Pheasant Hollow Subdivision. (Z-2-08 / S-6-08).

Glenn Symes reviewed this Agenda Item briefly for the Commission explaining that the applicant is requesting a zone change from AE (Agricultural Estates) to R (Residential).

(Agenda Item #4): Tuscany Village – (Public Hearing) – Applicant is requesting a recommendation for Preliminary and Final PUD Master Plan Approval (or a PUD overlay) for the Tuscany Village Subdivision consisting of 43 lots on 19.5 acres. The request is for the purpose of establishing architectural standards and modifying the standard setbacks. (S-26-05).

Dave Petersen reviewed this Agenda Item and said the applicant would like to establish architectural standards and modify standard setbacks. In so doing they would like to get Final PUD Master Plan Approval with recessed garages. **Dave Petersen** said they would need PUD overlay.

(Agenda Item #6): Farmington City - Consideration of a recommendation to amend Chapter 39 of the Zoning Ordinance regarding Historic Buildings and Sites (ZT-11-07).

Glenn Symes reviewed this Agenda Item. **Mr. Symes** passed out a copy of an email which consisted of a reviewed ordinance sent to **Mr. Symes** from Neil Lindberg, an attorney in Provo, as well as an updated version of the ordinance incorporating Mr. Lindberg's changes. **Mr. Symes** then stated that resources on the historic sites list must be documented if an owner wishes to tear them down. This discussion was with regard to an appeals process for "list" designation.

Agenda Item #7: Miscellaneous, correspondence, etc.

Chairman Poff explained to the Commission that **Ron Martinez** has submitted an application for the triangular property in which he would like to develop. **Ron Martinez** would like to be on the agenda for the July 10th Planning Commission meeting.

Chairman Poff also told the Commission that the Mayor would like to have a joint Planning Commission and City Council Meeting at 4:30 p.m. on Tuesday, July 1st.

The meeting adjourned at 7:12 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Kevin Poff, Commission Members Randy Hillier, Rick Wyss, Craig Kartchner, John Bilton, Paul Barker, Alternate Planning Commissioner Jim Young, Assistant City Planner Glenn Symes, City Planner David Petersen and Recording Secretary Jenny Slabaugh. Planning Commissioner Steven Andersen was not in attendance.

Chairman Poff called the meeting to order at 7:15 p.m. **Paul Barker** offered the invocation.

APPROVAL OF MINUTES (Agenda Item #1)

The minutes of the June 12, 2008, Planning Commission meeting were reviewed during the study session.

Motion

John Bilton moved to approve the minutes of the Planning Commission meeting held June 12, 2008. The motion was seconded by **Jim Young**.

CITY COUNCIL REPORT (Agenda Item #2)

Dave Petersen reported the proceedings of the City Council meeting held on June 17th, 2008. He covered the following item:

- **Ron Martinez** met with the City Council and the Council said they would allow a Concept Plan. They also discussed the five items that the Concept Plan was missing. The City Council said they would be okay with the Planning Commission approving a general Concept Plan with the understanding that it has no vested interest at all; and if it does have vesting it has to be agreed to by agreement, something that the city is comfortable with...

(PUBLIC HEARING): RODNEY GRIFFIN - APPLICANT IS REQUESTING A RECOMMENDATION FOR PRELIMINARY PUD MASTER PLAN AND PRELIMINARY PLAT APPROVAL FOR THE NICHOLL'S NOOK PUD SUBDIVISION CONSISTING OF SIX UNITS ON 0.94 ACRES OF PROPERTY LOCATED AT 48 SOUTH 100 WEST IN THE R-4 ZONE. (S-2-07). (Agenda Item # 3)

Chairman Poff introduced this Agenda Item, and **Glenn Symes** explained the applicant's request for Preliminary PUD Master Plan and Preliminary Plat Approval for the Nicholl's Nook Subdivision. **Mr. Symes** then explains that the applicant is requesting six units on just less than an acre (0.94 acres). **Chairman Poff** invited the applicant to address the Commission.

Rodney Griffin of 24 North 1050 West, Kaysville, Utah said he did not have anything to discuss with the Commission unless they have any questions for him.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing at 7:30 p.m. There were no comments.

Public Hearing Closed

Chairman Poff closed the public hearing, and turned the matter over to the Commission for discussion.

Motion

Jim Young moved that the Commission recommend approval of Preliminary PUD Master Plan for proposed Nicholl's Nook Subdivision with the following conditions:

1. The applicant must receive a Final Master Plan and Final Plat approved by the City;
2. The applicant shall comply with all requirements of the planning department, engineering, and utilities to conform the Preliminary PUD Master Plan requirements;
3. The applicant shall contact and get input from the Historic Preservation Commission with regard to the existing historic buildings in site and, thereafter, shall follow a course of action regarding buildings as determined by the Planning Commission;
4. Subject to conditions of Preliminary Plat approval.

The motion was seconded by **Randy Hillier**, and was approved unanimously.

Motion

Jim Young moved that the Planning Commission grant Preliminary Plat approval for the Nicholl's Nook subdivision with the following conditions:

1. Review and approval of final improvements drawings for the on-site and off-site improvements including grading and drainage plan, SWPPP, and review and approval by City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Benchland Water District;
2. The applicant must obtain and record off-site easements in a manner acceptable to the City as shown on the plans;
3. The applicant must enter into a development agreement for the project to be approved and recorded concurrent with the Final Plat approval;
4. The applicant must update the Preliminary Plat as directed by the City and reviewing agencies to comply with all requirements for the Preliminary Plat;
5. Subject to conditions of Preliminary PUD Mater Plan approval.

The motion was seconded by **Paul Barker**, and was approved unanimously.

Findings:

- a. The proposed PUD layout provides a more pleasant and attractive living environment than would otherwise be established under the applicant of conventional subdivision and underlying zoning ordinances.
- b. The proposed PUD creates no detriment to property adjacent to the subject property as the proposed PUD is adjacent to other medium-density residential development.
- c. The proposed PUD will provide a more efficient use of land and a greater concentration of open space by utilizing the northeast portion of the property as aggregated common space.
- d. There is no increase in density requested for the proposed PUD and the density proposed is in keeping with the permitted density of the underlying zone.
- e. The proposed PUD has not created as increased hazard to the health, safety and general welfare for the residents of the proposed PUD as a result of any deviation of development standards required in the underlying zone.

(PUBLIC HEARING): TUSCANY VILLAGE – APPLICANT IS REQUESTING A RECOMMENDATION FOR PRELIMINARY AND FINAL PUD MASTER PLAN APPROVAL (OR A PUD OVERLAY) FOR THE TUSCANY VILLAGE SUBDIVISION CONSISTING OF 43 LOTS ON 19.5 ACRES. THE REQUEST IS FOR THE PURPOSE OF ESTABLISHING ARCHITECTURAL STANDARDS AND MODIFYING THE STANDARD SETBACKS. (S-26-05) (Agenda Item #4)

Chairman Poff introduced this Agenda Item, and **David Petersen** explained the applicant's request for Preliminary and Final PUD Master Plan Approval and also explained that the applicant, Rainey Homes would like to go a different way from their original plans. The builder desires to construct a more neo-traditional housing style which will require smaller side, rear and front yard set backs required by ordinance.

David Petersen said that Rainey Homes in the Preliminary Plat and Final Plat hit all of the requirements of Preliminary PUD Master Plan and Final PUD Master Plan, most importantly the open space requirement. So the developer is now asking the Commission if they will approve the overlay while allowing a reduced set back.

David Petersen then explains to the Commission possible motions that could be applied to Rainey Homes and their request.

Chairman Poff turned the time over to the applicant.

Brock Johnston of Rainey Homes located at 520 North 900 West, Kaysville, Utah. The applicant showed pictures to the Commission and the audience of homes they are currently building in Salt Lake County. He said that Rainey Homes wants to accomplish getting rid of the big garage look on the front of homes and either build detached garages or recessed garages. They would like the focus of the front of the homes to be wrap around porches or porches in general.

Mr. Johnston then said that in building homes with recessed garages that it will change the set backs they currently have in place. He said that they would have their architect come to Farmington and look at some of the historic homes along Main Street and try to emulate that style of home throughout the Tuscany Village Subdivision.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing at 7:35 p.m.

Phil Hunter of 1605 South 200 East, Farmington, Utah, 84025 came forward to address the Commission in regards to the Tuscany Village Subdivision. **Mr. Hunter** lives across the street from where Tuscany Village will sit and he wanted to know how a

PUD across the street from their home will affect the value of his home. He also wanted to know what the price of these new homes will be.

Mr. Johnston said the new homes will sell for anywhere between \$350, 000-\$600,000. He said it depends on each plan and how much architecture someone is going to put forth into the home plans.

Chairman Poff explained that a PUD lets you look at the development as a whole with some design standards and placement and so forth. It is a whole development approach as opposed to individual owner's coming in and doing different things. **Chairman Poff** then said that a PUD should not have an impact on the value of the homes around the development.

David Petersen agreed with **Chairman Poff's** comments.

Public Hearing Closed

Chairman Poff closed the public hearing, and turned the matter over to the Commission for discussion.

John Bilton wanted to know why the developer wants to change the product.

Mr. Johnston explained that Rainey Homes has had a lot of success with this style of product in Salt Lake County. He also said that Rainey Homes has a subdivision on the West side of Farmington (Miller Meadows) and they want to differentiate this subdivision with the new subdivision and the two styles.

Randy Hillier wants to know if the garages are attached to the homes or not. If they are attached is the Commission going to have to give them a variance.

Chairman Poff explains that the application is for an overlay.

Randy Hillier asked what the faces of the garages are going to look like on 200 East.

Mr. Johnston said that all of the garages, architecture and exterior materials will be the exact same across the board. On 200 East while driving by it would look like the garage is part of the home.

David Petersen asked if it would be possible to modify the motion so the developer brings back house plans after the new design is complete.

Mr. Johnston said that would be fine.

Chairman Poff said he likes the developers approach and that he thinks it is more reminiscent of the older parts of Farmington and that he feels very comfortable with this modification.

Motion

Craig Kartchner moved that the Planning Commission recommend Preliminary and Final (PUD) Master Plan approval and modify the main building setbacks (as designated in the packet) for the side yard (10 feet to 5 feet), front yard (20 feet to 15 feet), and rear yard (30 feet to 20 feet to the house and 5 feet to the garage) as requested subject to all applicable Farmington City ordinances and development standards and the following:

1. The applicant must meet all conditions of preliminary and final plat approval for the Tuscany Village subdivision.
2. The applicant shall construct new homes with attached or detached garages significantly recessed from the front plain of the main building and shall not project beyond the front plain of the main building into the front yard; and front porch areas shall be emphasized not minimized.

The motion was seconded by **Paul Barker**, and was approved unanimously.

Findings:

- a. "It is in character with the traditional Farmington architecture and it is an advantage to have the garages recessed back from the road. It will be a benefit for the neighborhood and the City".

(PUBLIC HEARING): SYMPHONY HOMES – APPLICANT IS REQUESTING A ZONE CHANGE FROM AE (AGRICULTURAL ESTATES) TO R (RESIDENTIAL) FOR 4.63 ACRES OF PROPERTY LOCATED AT 40 EAST 700 SOUTH AND SCHEMATIC PLAN APPROVAL FOR A TEN LOT CONSERVATION SUBDIVISION ON THE SAME PROPERTY. THE PROPOSED SUBDIVISION IS KNOWN AS THE PHEASANT HOLLOW SUBDIVISION. (Z-2-08 / S-6-08). (Agenda Item #5)

Chairman Poff introduced this Agenda Item, and **Glenn Symes** explained that the applicant is requesting a zone change from AE to R and also schematic plan approval for a ten lot conservation subdivision on the same property.

Chairman Poff invited the applicant to come forward and address the Commission.

Robert Miller with Symphony Homes located at 526 North 400 West, North Salt Lake, Utah. He felt that Symphony homes worked out an optimal layout for the area that is consistent with the zoning for the area.

David Petersen pointed out that one of the lots looks really big and has a barn sketched on it. He wanted to know if the Army Corp. will allow horses and cows to graze in the wetlands.

Robert Miller said from his understanding that someone on that land could have a horse or cow. He also said that they kept this lot large because it creates nice open space for the area.

Chairman Poff asked **David Petersen** if this lot is big enough for a horse in a Residential Zone. **David** said yes.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing at 7:55 p.m.

Judy Jensen of 36 East 620 South, Farmington, Utah, 84025 wanted to address the applicant with some questions. Judy's home is behind this lot to be developed and she wanted to know if there will be livestock on this lot and if so, what kind.

Chairman Poff explained that this is up to the future property owner of this lot and that the owner may or may not have a barn and/or livestock. He also said that the builder showed a barn on this lot as a marketing approach.

David Petersen said that the lot is large enough for 4 horses, but this does not mean that whoever buys this lot will use it for horses. He explained that some people just want a large lot, not necessarily for animal use.

Judy Jensen wanted to know when construction will begin in the cul-de-sac area.

Robert Miller said that construction will begin for the whole development all at the same time in the Fall of 2008.

Public Hearing Closed

Chairman Poff closed the public hearing, and turned the matter over to the Commission for discussion.

Motion 1a

Randy Hillier moved that the Planning Commission recommend approval of the zone change from AE (Agricultural Estates) to R (Residential) for 4.63 acres of property located at 40 East 700 South.

Craig Kartchner seconded the motion, which passed unanimously.

Motion 1b

Randy Hillier moved that the Planning Commission give approval of the schematic plan for the Pheasant Hollow subdivision with the following conditions:

1. The applicant will continue to work with staff to create a major subdivision preliminary plat;
2. The proposal meets all applicable requirements of the subdivision and conservation subdivision ordinance;
3. The applicant will work with all reviewing agencies to provide acceptable provision of utilities and access to all proposed lots.

Rick Wyss seconded the motion, which passed unanimously.

Findings:

- a. The change in zoning is in keeping with the General Plan.
- b. The change in zoning is in keeping with the established lot size and development pattern in the area.
- c. The density of the schematic plan is in keeping with the general plan designation of low density residential.
- d. The proposed subdivision would create connectivity within the area by completing the incomplete portion of 700 South.

**FARMINGTON CITY – CONSIDERATION OF A RECOMMENDATION TO
AMEND CHAPTER 39 OF THE ZONING ORDINANCE REGARDING
HISTORIC BUILDINGS AND SITES (ZT-11-07). (Agenda Item #6)**

Chairman Poff introduced this Agenda Item and then turned the time over to staff.

Glenn Symes talked about what he had handed out earlier in the study session, which was a revised version of the ordinance that came from Neil Lindberg. He said that he did not think the Commission was ready to recommend approval for this Agenda Item.

Chairman Poff started the discussion by saying that he thought a lot of good work has gone on in regards to this Agenda Item and he commended all involved in this work.

Rick Wyss wanted to know if the reason the Commission is not ready to move ahead is because of the review process.

Paul Barker stated that some of the new elements that Mr. Lindberg has brought forth need to be reviewed.

Glenn Symes said it was his understanding that the Commission wanted to see the City Attorney's revision prior to a recommendation.

Motion

Rick Wyss moved to table this consideration, pending review by the City Attorney and a decision regarding the appellate process that was discussed in the work session.

John Bilton seconded the motion, which passed unanimously.

MISCELLANEOUS, CORRESPONDENCE, ETC. (Agenda Item #7)

Chairman Poff said that he spoke with the Fire Chief and he would like the Commission to come and drive a fire truck. The Commission decided that July 26th at 9:00 a.m. would work best for all of their schedules. This is not a mandatory meeting.

Chairman Poff also said that currently Farmington City does not have a fire truck with a ladder that can reach more than 3 stories.

David Petersen then addressed the Commission about the matter of what kind of fence they would like to approve to surround the new Challenger School. The applicant would like a solid fence along the south side of 1060 North, bordering the north side of the homes at Shepard Creek. **Mr. Petersen** then passed out pictures of the different fences in the Challenger School area and along Shepard Creek. The Commission needs to decide if they will approve a split rail or solid fence.

Chairman Poff wanted to know why this is a city matter.

David Petersen said it is a city matter because this is a Multi-Family development, which makes it a city matter and that a split rail fence was part of the initial agreement.

Chairman Poff then said that if the original agreement between the city and the developer was a split rail fence, then he has no problem upholding that agreement as it originally stood.

David Petersen told the Commission that he was going to give the homeowners the options of a privacy fence around their own patio areas or a solid fence that is set back and has some plantings in front of it.

ADJOURNMENT

Craig Kartchner moved to adjourn. **Rick Wyss** seconded the motion, which passed unanimously. The meeting adjourned at 8:35 p.m.

Kevin Poff, Chairman
Farmington City Planning Commission